

South Park Stakeholders Group – Board of Directors Meeting
Thursday, June 19, 2014, 8:30 AM
1333 S. Hope St, Los Angeles, CA 90015

Board Members:

Robin Bieker, Bob Buente, Shelby Jordan, Richard Wu, Nate Nusbaum, Terri Toennies
Absent: Martha Saucedo, David Galaviz,

Staff/Contract:

Jessica Lall, Amanda Irvine, Jessica Mandelbaum

Guests:

Donegan McCuaig, Doyle McDonald, Greg Stangl, Jan Green Rebstock, Jessica Hencier, Eric Metz, Mark Wareham, Steve Hillard, Patrick Horton, Daniel Freedman, Eden Benitez, August Williams, Dawn Davis, John Adams, Victor Moller, Jennifer Ware, Charlene Lee-Lorenzo, Rivinda, Shiraz Tangri

Item	Discussion	Action taken?
Call to Order – Welcome & Introductions	Called to by Robin order at 8:30.	No action taken
Public Comment / Announcements	No public comments or announcements.	No action taken
Review and approve April 2014 Minutes	No discussion.	Terri motions to approve April 2014 Minutes, Robin seconds. All in favor, none opposed.
Presentation: Mack Urban Project Update	<p>Mark: Mack Urban's projects in South Park are being developed around activating the neighborhood with paseos, open space, art, and connecting alleys. The goal is to create a vibrant neighborhood. First site is the Pico project: entitlements have been approved, waiting for notice of intent. This project included some variances, which have been approved. Next is on Grand Ave, where we have submitted to site plan review. All are mixed use. Site 4 will have 4,000 sq ft of retail. All are within a 1/4 mi of Pico Station. Together, the developments are a 10 year total project, with roughly 2,000 units. Potentially some hotel on 12th and Olive, one of the smaller sites, with small 200 sq ft rooms.</p> <p>Much focus on bike facilities and the public realm. Currently all lots owned are surface parking except for a couple of small buildings. Vision for street and sidewalk development includes patterned hardscapes and local plantings. Consistency with street trees in SP is important. Activated alleys for both pedestrians and traffic, with minimal traffic, and bulb outs on corners</p>	No action taken

	<p>will be implemented. Developing on separate sites but will be connecting through alleys and parks. On Pico site, underground parking garage is all connected. Alley is being vacated for surface, subsurface, and airspace, instead of a revocable permit with the City. There is a bridge that connects the amenities across the buildings.</p> <p>Bob: Are these rentals or condos? Mark: We have a condo map, but we expect these will stay rental.</p> <p>Nate: Love the park and bike storage. How many car parking spaces? Mark: 382 car parking.</p> <p>Nate: Any green aspects in construction? Mark: Yes, in compliance with Cal Green, similar to LEED certification level, and we may step it up more. Lots of infiltration opportunities.</p> <p>Dawn: There are many sidewalk closures while construction is going on. Can you keep in mind being pedestrian friendly while construction fences are up? Mark: We're coming up with a logistics plan that will address that.</p> <p>Jessica: We are committed to working with you and other developers on the street tree palette. Mark: There are specific cues we can take from My Fig and Evo/Elleven/Luma for trees.</p>	
<p>Presentation: Street Car Update</p>	<p>Shiraz, hired council for LASI: LASI is the non profit created to represent property owners and stakeholders to make sure the private/community side of the project has a stake in it as well as the public, council district side. For South Park, the Streetcar will run on S on Broadway to W on 11th to N on Fig (one-way). A big focus of the past year has been the funding. Financing structure is as follows: Capital side has two sources: 1st is local community facilities district (special tax district) of \$62.5 million. Doesn't go on tax roll until environmental review is completed, and rest of money is in place. 2nd source is federal funding from USDOT Small Starts program for transit projects; funding here is targeted for FY2016 – there are two more steps to go through before this is secured. This year LASI also applied for TIGER planning grant for \$2.65 million for engineering and design, utilities coordination, and technical reports. Funding for this would be awarded Fall 2014, with a local match from Measure R dollars.</p> <p>Eric and Jessica are the LASI staff. There has been positive feedback from LA delegation in DC and other congressmen and senators, who all have some say in</p>	<p>No action taken</p>

	<p>LASI getting the FTA funding. EIR is underway, late because of having to use a new methodology, and should be completed by the end of this year/beginning of next. The next goal is to identify partners in design, build, operation, etc. for public/private partnerships.</p> <p>At the end of last year, City selected URS as project manager to work on independent cost estimates and project schedule. Report from them is targeted to Council August 2014 – the number we get for then will be a much more realistic number than previously presented, that includes better local info on utilities and potential conflicts there. Construction should begin in 2 years.</p> <p>Bob: When will you hear back on the funding you have applied for? Shiraz: TIGER is fall of this year, FTA, which can get up to \$75 million will take a lot longer but it depends on the timeline of everything else. Possibly one and half years from now.</p> <p>Bob: Streetcar will run along a dedicated line? Shiraz: You do have dedicated line, but non-exclusive, so cars can go on there too.</p> <p>Bob: So it will be impacted by traffic conditions? Shiraz: Yes, but the streets chosen are becoming more pedestrian streets, so we estimate that it will not have a negative impact. We're hoping it will decrease driving in the area.</p> <p>Bob: How will it connect in with the rest of the system? Shiraz: It will be near 2nd and Broadway, Pershing Square, 7th and Metro, and Pico stations.</p> <p>Bob: Why is this a better idea than expanding the Dash? Shiraz: Need to look at what the goal is: its a transportation project but it is also an economic development project. We've plotted where development is happening and it's tied to the route location. Also while buses are more readily developed, they're cheaper and use gas, while streetcar is quieter, cleaner, and electric, and the infrastructure lasts longer. The Streetcar is also driven by a desire to connect back to the historic system. Eric: Also, population increases in DTLA is going to make moving more difficult, and this will run 18 hours a day.</p> <p>Richard: Number of cars? Eric: 6 cars operating at one time on a one-way loop, with 2 spares for maintenance.</p>	
--	--	--

	<p>Richard: Where will the maintenance facility be located? Shiraz: There are three locations that are being studied. We need to get through environmental process first. A train yard is not the most appealing, but this is different. In other cities they have tucked maintenance facilities near condos and it's not a problem. Impacts are not what you may expect. Facility could be a training facility, education, as well as the maintenance location, and there will be very few cars to maintain.</p> <p>Richard: How long is one loop? Shiraz: One hour for a whole loop, but the two sides of the loop aren't far from each other, you could walk to them. It's a pedestrian enhancer. Donegan: How long in miles? Shiraz: 3.8 miles, though they would like to include Disney Hall which would increase it.</p> <p>Nate: How will it be funded after the federal money runs out? Shiraz: City of LA has committed to fund for 30 years of maintenance and operation. There is also a 30 year life of the cars.</p> <p>Daniel: Have you considered co-benefits for bike infrastructure? Shiraz: Including other street improvements as they come, but we want to keep it as streamlined as possible so Feds will understand funding and keep it moving as quickly as possible.</p>	
<p>Secretary – Treasurer Update (Bob)</p> <ol style="list-style-type: none"> 1. Financial Report 2. Board Election Timeline 	<ol style="list-style-type: none"> 1. Bob: Right now, our expenses are running lower than our budget right now, which is great. Jessica: We're also starting to get sponsorships, but it does fluctuate some month to month. We moved much of the equipment to the Streetplus, so security is up and maintenance is down. Admin is pretty tight, and DISI spending is down because we'll be doing a branding campaign in the fall and spending money then. 2. 33% of our Board members can be non-property owners, and we are currently at that threshold. Proposed timeline is attached. Robin, Bob, Shelby, and David's terms are up and would need to be re-elected. We can grow the Board or shrink it, so we can go 3 – 25 total. 	<p>No action taken</p>
<p>SOBO, Buente</p> <ol style="list-style-type: none"> 1. \$5,000 Deposit to City of LA on sidewalk repair report 2. Update on sidewalk and 	<ol style="list-style-type: none"> 1. Had meetings with BOE and BSS. We're not going to deal with trees in the sidewalk repairs, but will focus on repairing the sections of sidewalks that can be fixed without needing to be re-poured, and those that aren't going to be repaired by new development. LACC is 	<p>Bob motions to approve up to \$5,000 to BOE for sidewalk permits, Richard seconds.</p>



<p>tree</p> <p>3. Update on Big Belly Solar Waste Cans</p>	<p>going to do a survey to plant trees on the 48 empty tree wells. BOE will submit a request to Board of Pub Works to get us a permit to do this, and we will draft the necessary report. We need \$3,000 - \$5,000 for BOE work on it. SOBO recommended approving this deposit to the City.</p> <p>Terri: Has this been budgeted? Jessica: The City is waiving fees and giving us authority to do it, which is itself a huge bonus, and the money would come out of next year's budget.</p> <p>Steve: Who retains the liability? Jessica: The contractor, the City, and the BID. We could all be sued should something happen at any time in the BID area.</p> <p>2. There are empty tree wells, trees that need to be removed, and places where there could be wells cut. We're going to do a walk with urban forestry to see what locations make sense, and create a tree palette. Sometimes it's better to plant fewer and bigger trees and make sure they are consistent, and don't tear up sidewalks in the future.</p> <p>Donegan: What about when trees get in the way of building signage? Jessica: Most of the property owners impacted are already involved, and will be before anything is planted. Definitely don't want this to hurt business or signage.</p> <p>3. Many places have moved to the Big Belly Solar – they compacting trash cans, they connect to Wi-Fi so they tell you when they are full, don't allow anyone to go through the trash, and we can collect the recycling fees. We're thinking of doing a pilot program. These can be emptied once a week, while now we empty at least once a day. Pilot program for perhaps 20 cans on major intersections between 11th and 12th. Possibly work with partners like AEG or HOAs to make this a reality.</p> <p>Bob: Savings seem to be about \$80,000/yr, which can go towards more clean and safe. Victor: Bolted, don't leak? Bob: They're bolted, their company does maintenance, they don't leak. Looking at a 36 month lease, which would cover the rest of the life of the BID.</p>	<p>All in favor none opposed.</p>
<p>DISI, Toennies/Lall Branding campaign discussion</p>	<p>Branding campaign, which we've been talking about for a year, is underway. After looking at a few local artists proposals, we've hired AEG creative, who did our logo. We'll be discussing more about the designs at DISI on July 9. Possibly banners, construction fence signage,</p>	<p>No action taken</p>

	vacant spaces etc. Tailored towards attracting new businesses.	
Executive Committee, Bieker/Lall	Exec Committee met last month has decided to raise assessments. SPBID since its start in 2005 has never voted to raise assessments before, but we have voted to raise 5% this coming year to help fund the sidewalk improvements, trash cans, more improvements.	No action taken
Executive Director Report, Lall 1. Approval of \$3,000 to hire City Engineer Ed Henning for SPII 2. Office manager update	1. SPII has a steering committee, and has moved forward into Phase 2 to write MDP, and plans to start the new BID Jan 2016. We have received 2 proposals for writing the engineering report, and recommend one of them that is less expensive and looks good. As a reminder, SPSG is currently managing the affairs and account for the new BID, which is why this Board needs to vote. The money is coming from the new stakeholders, not SPBID. 2. Currently in the market for new office manager, final interviews should be on Friday. The person will be managed through Streetplus but report to Jessica.	Bob motions to hire Ed Henning for the engineer's report, Shelby seconds. All in favor, none opposed.
Director Planning & Communication Update, Irvine 1. Parklet Application Update (Hope St.) 2. Green Alley Update	1. We have officially applied for the parklet, and LADOT will present their report to the Council Transportation Committee of the seven recommended parklets next week, including ours. Please let us know if you have any firms in mind for construction, procurement, etc. 2. We've been working with LASC on this, and will have a fellow hired soon to work on this. We'd love for them to talk to Victor Moller about his alley, and Steve suggested we speak to Mike Edwards at the Chicago Loop Alliance about activation.	No Action Taken
Vacant Space/retail Attraction Plan Update, Mandelbaum	Since we've launched the vacancy page on website, we've had a lot more traction with brokers to have provide further info, have a great marketing packet put together as well.	No Action Taken
Updates 1. July 16, CCA Housing / Land Use on South Park 8a 2. AVANT Grand Opening, June 24, 25, 26 th @ 6p	Steve: Happy we've been here for a year, and thank you to everyone for your support and help. Its been a great relationship so far, looking forward to more. Jessica: Took as a risk as the first being the first contract on the west coast, but we couldn't be happier. Congrats on getting the Arts District as well. LAPD is also really pleased. CCA: This next meeting is focused on South Park. Its membership only, but we can invite a couple of other people from SPBID. AVANT: Open now, and people have started moving in. 24 th is the big red carpet event. 8 local designers have staged rooms, all the things there are also for sale. They also sponsored the banners that are currently up.	No Action Taken

	CHMC: It's the cleanest and greenest hospital in LA – congrats! Will post in next newsletter.	
Next Meeting	August 21, 2014 8:30am	

Adjourned at 10:03 AM

NEXT STEPS:

• **Staff will:**

- Continue to work with Mack Urban and LASI as necessary on local projects.
- Move forward with the Board election timeline.
- Pay BOE to move forward on sidewalk repair permits.
- Move forward with tree replacement.
- Move forward with possible Big Belly pilot program budgeting.
- Continue branding campaign efforts with DISI.
- Move forward with increasing assessments 5%.
- Hire Ed Henning for engineer's report for SPII
- Continue to report on parklet and green alleys fellow.